



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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**ECONOMIC DEVELOPMENT COMMISSION**  
**SPECIAL MEETING MINUTES**  
**MAY 19, 2014**

**PRESENT:** Chairman Sean Kelly, Vice Chairman Chris Todd, David Hurley (arrived 7:03 PM)  
and Alternate Donna Resutek

**ABSENT:** Stanislav Moline, Alternate Stefanie Cunningham, Gilbert Gamboa

**STAFF**

**PRESENT:** Lisa M. Houlihan, Town Planner and Troy Ciesco, Recording Clerk

**I. CALL TO ORDER:**

Chairman Kelly called the EDC special meeting to order at 6:02 PM.

**II. PUBLIC COMMENTS: NONE**

**III. NEW BUSINESS:**

1. Request for Tax Abatement from The Barn Yard Enterprises, Inc. and Great Country Garages associated with the construction of a new manufacturing facility at 9 Village Street. APN 018-005-0000.

Michael Maiscalco, Vice President, Everett Skinner IV, owner, and Christopher Skinner, owner, were present for the application. Mr. Maiscalco gave a brief presentation about The Barn Yard's history and presence in the town of Ellington. He then went on to describe the new manufacturing building they will be constructing at 9 Village Street. The construction and associated improvements will cost them between \$600,000 and \$800,000. They're also using in-house labor to save money and ensure the building is constructed to their standards.

Mr. Maiscalco stated that their goal is to create and maintain jobs in Ellington. The new building will create at least six new full-time jobs, both white-collar and blue-collar, some of which have already been hired. This site will serve as Barn Yard's main headquarters and production facility, noting that they are relocating these operations from Windsor Locks. He gave examples of how their business at 120 West Road has already made a positive impact on the town, noting that 120 West Road will function as it does today. He also stated they will be using local vendors for the construction and landscaping of this property.

Mr. Maiscalco explained that The Barn Yard currently pays \$11,000 in taxes annually on their property at 120 West Road. They also have twelve vehicles registered in Ellington,

raising their total tax contribution to \$15,000. Mr. Maiscalco stated that the improvements to 9 Village Road will significantly raise tax revenues from what the property generated in the past. The Barn Yard, as part of purchasing the property, paid all back taxes owed on the property. The back taxes exceeded \$140,000.

Lisa Houlihan, Town Planner, stated that comment sheets from reviewing staff are present (assessor, tax collector, and the First Selectman), noting no objections. She noted that the First Selectman recommended an abatement of 50% for three years.

After some deliberation, the commission came to the conclusion that the applicant could not receive a three year abatement based on the cost of the improvements being between \$500,000 and \$2,999,999 making them eligible for no more than two years of abatement.

Chairman Kelly asked how the applicant reached their cost estimate. Mr. Maiscalco explained that they estimated the cost of material and the labor for both construction and site improvements. He stated that the cost would be even higher if they weren't using in-house labor for the construction. The commission and the applicant agreed that the cost of improvements would be over \$500,000, noting that the applicant has already spent \$100,000 on clearing the land and site prep and still has to install drainage improvements, connect to sewers, install pavement and landscaping, and construct the building. The building design and materials are high quality. The commission agreed that a two year abatement at 75% would be the equivalent of the First Selectman's recommendation. The commissioners also agreed that this proposal was consistent with the character of the town and the area.

**AFTER PRESENTATION BY MICHAEL MAISCALCO FOR THE BARN YARD ENTERPRISES, INC. AND GREAT COUNTRY GARAGES, THE ECONOMIC DEVELOPMENT COMMISSION FINDS THE FOLLOWING:**

**BARN YARD ENTERPRISES, INC. AND GREAT COUNTRY GARAGES WILL CONSTRUCT A NEW 12,000 SF BUILDING WITH ASSOCIATED IMPROVEMENTS, INCLUDING LANDSCAPING, DRAINAGE, PARKING, AND PAVED DRIVEWAYS, TO SERVE AS A MANUFACTURING FACILITY AND OFFICE SPACE;**

**BARN YARD ENTERPRISES, INC. AND GREAT COUNTRY GARAGES PURCHASED 9 VILLAGE STREET, A 2.38 +/- ACRE INDUSTRIAL PARCEL, FOR MORE THAN 140,000, AND WILL SPEND AT LEAST \$50,000 IN SITE IMPROVEMENTS AND MORE THAN \$500,000 IN BUILDING COSTS;**

**BARN YARD ENTERPRISES, INC. AND GREAT COUNTRY GARAGES WILL CREATE 6 NEW JOBS, INCLUDING A PROJECT MANAGER, CARPENTERS, CREW FORMAN, AND ADMINISTRATIVE STAFF;**

**BARN YARD ENTERPRISES, INC. AND GREAT COUNTRY GARAGES WILL USE LOCAL VENDORS FOR BUILDING CONSTRUCTION SUPPLIES;**

**MOVED (RESUTEK), SECONDED (TODD) AND PASSED UNANIMOUSLY TO FIND BARN YARD ENTERPRISES, INC. AND GREAT COUNTRY GARAGES, AN ELIGIBLE BUSINESS AND THAT ITS CONSTRUCTION OF A NEW 12,000**

MANUFACTURING AND OFFICE FACILITY MEETS THE PURPOSE OF THE ABATEMENT PROGRAM BY ENCOURAGING GROWTH AND INVESTMENT IN EXISTING BUSINESSES AND FURTHER MEETS THE OUTCOME OF THE PROGRAM BY INCREASING LONG TERM TAX REVENUE AND PROVIDING POTENTIAL EMPLOYMENT, AND OPPORTUNITIES FOR OTHER TOWN BUSINESSES TO SERVICE THE NEW COMPANY.

IN SO FINDING THE EDC RECOMMENDS AN ABATEMENT OF 75% FOR A PERIOD OF 2 YEARS AND FORWARDS A POSITIVE RECOMMENDATION TO THE BOARD OF SELECTMEN FOR CONSIDERATION.

IV. ADJOURNMENT:

MOVED (HURLEY), SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO ADJORN THE SPECIAL MEETING AT 6:36 P.M.

Respectfully Submitted:

A handwritten signature in dark ink, appearing to read "Troy Ciesco", with a long horizontal line extending from the end of the signature.

Troy Ciesco  
Recording Clerk